



# Gateway at Donner Pass

Truckee, CA

Truckee-Grass Valley (CA)

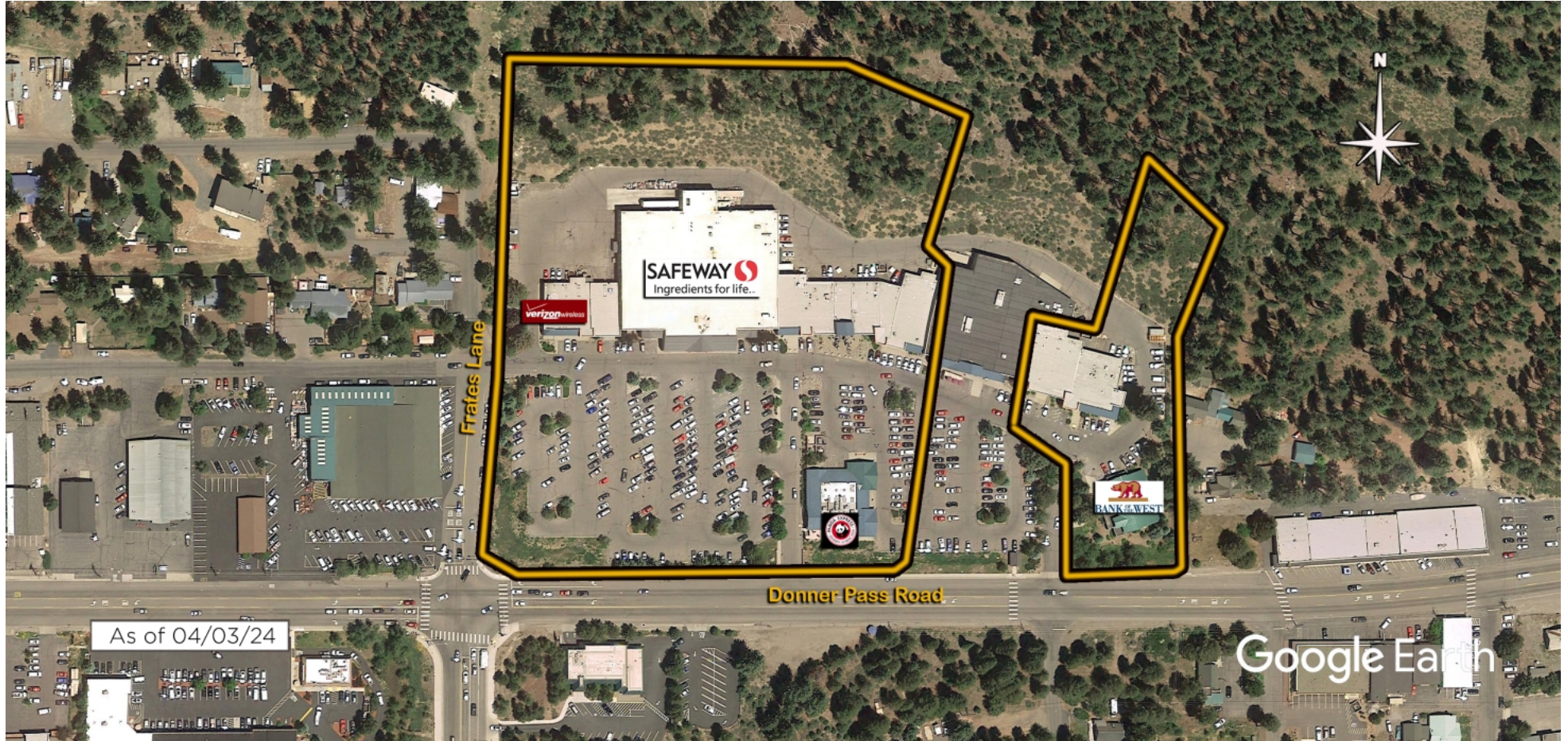


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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA Broker's ID: 01920629 | CA KRC License ID: 01518685







AERIAL



GROSS LEASABLE AREA (GLA)	81,449 SF
PARKING SPACES	682
PARKING RATIO	8.37 per 1,000 SF

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Truckee, CA

[www.kimcorealty.com/116120](http://www.kimcorealty.com/116120)



Google Earth

DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Available	960
2	Verizon Wireless	1,920
3	Bobby Page Cleaners	960
4	DesignBar	2,400
5	Safeway	40,300
7	The Office Boss	2,800
8	Suddenlink Communications	1,200
9	T-Mobile	1,200
10	Available (Former Restaurant)	1,440
11	Port of Subs	1,200
12	Available (Former Hair Salon)	1,200
13	Available	1,435
14	JPMorgan Chase Bank	4,320
15	Linda Nails	1,120
16	Available	2,240
18	Tahoe Mountain Sports	3,640
19	Available (Former Restaurant)	2,800
20	Bank of the West	4,000
21	Panda Express	2,070
22	Wells Fargo	4,244

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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Revision Date: 02/26/24  
Original Date:

COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	1,807	13,112	17,931
Daytime Pop	5,334	16,057	19,292
Households	721	5,166	7,154
Average HH Income	\$161,841	\$159,302	\$169,227
Median HH Income	\$115,288	\$108,327	\$112,881
Per Capita Income	\$64,934	\$62,870	\$67,621

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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# Gateway at Donner Pass

Donner Pass Rd. & Frates Ln., Truckee, CA



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